DELEGATED DECISION REPORT

SMD/2019/0152	**27 FURLONG AVENUE**	**GROUND FLOOR**
Valid 12/03/2019	**UPPER TEAN**	**EXTENSIONS TO DWELLING**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

–The impact on the character and appearance of the area
–The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Upper Tean and comprises a detached dwellinghouse on a modern housing estate. The house faces Furlong Avenue to the north, next to a bend in the road. There are other dwellings to the east side and also to the rear (south). To the west side lies a public footpath running along the side boundary. Other houses lie to the other side of it.

PROPOSAL

This is a full householder application for single-storey rear extensions to the dwelling and detached garage, the latter of which would adjoin the side wall of the house. The house extension would be a lean-to projecting 3.0 metres from the back wall. The garage extension would project 2.4 metres and would have a lean-to roof connecting up to the existing garage roof ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> *"…decision-takers may also give weight to relevant policies in emerging plans according to:*
> - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
> - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*

- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public was held last Autumn to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, and consultation on proposed modifications, the Local Plan is expected to be adopted by the end of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

DC1 Design Considerations

National Planning Policy Framework (February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 1.5.19
Neighbour consultation period ends: 1.5.19
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

OFFICER COMMENTS

The extensions would not detract harmfully from the form, scale and design of the dwelling and would not be visible from the road. The extensions are simple lean to additions, which would sit behind the property and would be well screened from the public footpath running down the side of the property. Accordingly the size, scale, design and proportion of the extensions would be subservient to the host dwelling and would not dominate it.

There are no primary side windows on the side elevation of the adjacent dwelling and the rear projections would not break any 45 degree lines measured from the rear windows of the adjacent house. The proposal would not lead to a significant loss of light provision affecting the adjacent property. It would not appear overbearing from the neighbours due to the single-storey form. There would be no windows directly facing the adjacent property and therefore no loss of privacy would result. There is a considerable distance between the proposed extensions and the properties to the south and west and these would be unaffected by the proposal.

The extensions would not interfere with the existing parking and access arrangements.

CONCLUSION / PLANNING BALANCE

The proposed extension would not harm the visual or residential amenities of the area and therefore would comply with the Core Strategy Policy DC1 relating to design considerations and the government planning guidance in the NPPF. The

development comprises sustainable development, therefore it is recommended that planning permission be granted.

OFFICER RECOMMENDATION : APPROVE
Case Officer: Chris Johnston
Recommendation Date: 3.5.19

03/05/2019

X 

Jane Colley

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council